### Merseyside L23 5SE

For sale by Auction on 16th February 2023 (unless sold or withdrawn prior)





Freehold Retail and Office Investment

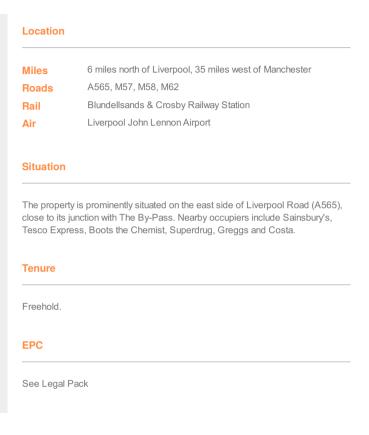
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#### **Property Information**

#### Freehold Retail and Office Investment • Includes two shops let to an Optician and a Barber • Separately accessed office above let to the Optician • Opticians leases both let until January 2035 (no breaks) All leases commenced in 2020 and 2021 VAT free investment • Located by prominent junction of Liverpool Road and The By-Pass • Nearby occupiers include Sainsbury's, Tesco Express, Boots the Chemist, Superdrug, Greggs and Costa Lot Auction 26 16th February 2023 Rent **Status** £35,000 per Annum Exclusive Available Sector **Auction Venue** Live Streamed Auction High Street Retail On Behalf of Trustees



Description	on 
	ty comprises two shops arranged on the ground floor with separately ffice accommodation on the first floor.
VAT	
VAT is not a	applicable to this lot.
Completic	on Period

Six Week Completion

#### DISCLAIME

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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#### **Tenancy & Accommodation**

Floor	Use	Floor Areas Approx sq m (1)	Floor Areas Approx sq ft (1)	Tenant	Term	Rent p.a.x.	Rent Review
Ground Basement	Retail/Ancillary Ancillary	74.10 58.90	(798) (634)	BLUE OPTICAL LIMITED (t/a Crosby Village Eyewear) (2)	15 years from 01/02/2020	£17,000	01/02/2025 and 5 yearly thereafter
Ground	Retail	47.90	(516)	C. WILDING (t/a C.D. Wilding Barbers) (3)	10 years from 24/05/2021 (4)	£8,000 (4)	24/05/2026 (4)
First	Office	115.40	(1,242)	BLUE OPTICAL LIMITED (2)	15 years from 01/02/2020	£10,000	01/02/2025 and 5 yearly thereafter
Total		296.30	(3,190)			£35,000	

<sup>(1)</sup> Areas provided by VOA (www.voa.co.uk/gov)

<sup>(2)</sup> www.crosbyvillageeyewear.com - an independent optician with over 25 years of service

<sup>(3)</sup> www.wildingbarber.setmore.com

<sup>(4)</sup> The rent is subject to a fixed rental increase to £8,500 p.a. on 24th May 2026. The lease is subject to a tenant only option to determine on 24/06/2026.

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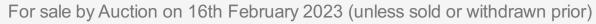
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#### **Contacts**

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#### **Seller's Solicitors**

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Freehold Retail and Office Investment